



ENVIRONMENTAL ENGINEERING • LAND SURVEYING

April 24, 2010

Mr. Terry Groshong  
City Architect - City of Duluth  
1532 West Michigan Street  
Duluth, MN 55806

RE: Visual Environmental Assessment  
Opera Temple Block  
201-213 East Superior Street  
Duluth, Minnesota

Dear Mr. Groshong,

Carlson Professional Services, Inc. (Carlson) conducted a visual environmental assessment at the above referenced site on April 23 and 24, 2010. The visual assessment was conducted by Mr. Jon Dacken and Ms. Tracy Jacobs, both industrial hygienists with Carlson, to identify any obvious environmental issues on the property including lead based paint, asbestos and mold. Mr. John Miller with LIOHN Consulting was also on site to perform an XRF analysis of selected surface paint samples for the presence of lead. A summary of observations made during the visual assessment follows below.

#### *Asbestos*

Deteriorated pipe insulation was observed in several locations within the subject property. Approximately 950 lineal feet of pipe insulation was observed that should be abated. The estimated cost to abate the visible pipe insulation, including abatement oversight, a written final report and air sample analysis is approximately \$22,900.00. Please note that no destructive sampling was conducted and all areas were not accessible during the visual assessment; samples were not collected. Additional asbestos containing materials may be encountered during renovations that are not included in this estimate. Carlson recommends an inspection for asbestos containing materials be conducted prior to any renovation activities.

#### *Lead*

Lead based paint was detected throughout the property; however, the presence of lead based paint doesn't constitute an environmental concern if the paint is in good condition. Most of the paint observed was in good condition and would not require additional attention at the present time. All lead based paint should be treated using state of the art work practices during renovation activities. It is impossible at this point in time to estimate the cost of lead based paint abatement if any should be necessary.

#### *Mold*

Some discoloration consistent with mold was observed in the basement during this inspection. No discoloration consistent with mold was observed in areas normally occupied by tenants. Mold air sampling is usually conducted in response to occupant complaints or the presence of discoloration and staining in occupied areas. Baseline air sampling can be performed to determine the type and concentration of mold. A cost to perform a baseline assessment of the buildings would be approximately \$2,700.00.

Carlson feels the overall environmental condition of the property is good. Additional sampling and testing will be necessary before renovation activities can begin.

Carlson sincerely appreciates the opportunity to submit this summary report. If you have any questions or comments, please feel free to call Mr. Jon Dacken or myself at (218) 625-7004.

Sincerely,

Carlson Professional Services, Inc.

A handwritten signature in dark ink, appearing to read "Tracy Jacobs", is written over a faint, circular, dotted-line stamp.

Tracy Jacobs, CHMM  
Industrial Hygienist